

Single Family Residence **RESIDENTIAL**

1016 BLUE RIVER FARM DR

RALEIGH, NC 27603

\$419,644 TopHap Estimate · \$205 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,044 ft²

LIVING AREA

0.69 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

VALUATION

\$420K

\$403K low

\$437K high

Last Sale

\$419,000 · Feb 26, 2026

Est. Owner Equity

\$84,444

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,656 (2025)
Assessed Value	\$412,087
Previous Assessed	\$412,087
Assessor Market Value	\$412,087

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.69
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 120 ft²

Porch · 150 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2026	Resale	Warranty Deed	\$419,000	\$205	\$335K
Sep 24, 2025	Financing	Intrafamily Transfer			
Apr 15, 2005	Resale	Warranty Deed	\$171,000	\$84	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	1.7 mi
South Garner High School	High	9–12	3.1 mi
North Garner Magnet Middle School	Middle	6–8	5.7 mi

District: Wake County Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 27603

108 CRIME INDEX	85 AIR POLLUTION	62,816 POPULATION	\$86K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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